

This instrument prepared by:  
**PREFERRED TITLE & ESCROW, LLC**  
2715 KIRBY RD., SUITE 11 RD. - Suite 11  
MEMPHIS, TN 38119  
901-881-6792

## WARRANTY DEED

**THIS INDENTURE** made and entered into this 28<sup>th</sup> day of March, 2007, by and between SECURITY BUILDERS, INC., \_\_\_\_\_, party of the first part, and JOHN D. BRIGGS AND ANGELA BRIGGS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

**See attached exhibits**

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: *2007 DESOTO COUNTY real property taxes, being liens not yet due and payable, subject to Subdivision Restrictions, Building Lines, and easements recorded at Plat Book 487, Page 611, and encumbrances or claims thereof, which are not shown by public records, or attaching subsequent to the effective date hereof but prior to the date the proposed purchaser acquires the property covered in this Warranty Deed, all being of record in said* ~~Shelby County~~ **DESOTO COUNTY, CHANCERY CLERK** and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the party of the first part the day and year first above written.

  
\_\_\_\_\_  
**SECURITY BUILDERS, INC.**

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned Notary, personally appeared Jane Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Security Builders, Inc., the within named bargainer, a corporation, and that he/she, as such officer of Security Builders, Inc., executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, this 28<sup>th</sup> day of March, 2007.

April Muhammad  
NOTARY PUBLIC

My Commission expires:



GRANTORS:

SECURITY BUILDERS, INC.  
6569 WYNDHAM HILL DRIVE  
OLIVE BRANCH, MS 38654  
PHONE NUMBER: 662-895-6031  
PHONE NUMBER: 901-881-6792

GRANTEES:

JOHN D. BRIGGS AND ANGELA BRIGGS  
6569 WYNDHAM HILL DRIVE  
OLIVE BRANCH, MS 38654  
PHONE NUMBER: 901-210-0071  
PHONE NUMBER: 901-881-6792

PROPERTY ADDRESS: 6569 WYNDHAM HILL DRIVE, OLIVE BRANCH, MS 38654  
PARCEL I.D. 1077352100001600

MAIL TAX BILLS TO:

JOHN D. BRIGGS AND ANGELA BRIGGS  
6569 WYNDHAM HILL DRIVE  
OLIVE BRANCH, MS 38654

Firm File #: 6810

STATE OF: TN

COUNTY OF: Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$ 405,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Khan M. J.  
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28<sup>th</sup> day of March, 2007.

April Muhammad  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



## **EXHIBIT A**

Lot 16, Phase 1, The Arbors of Wedgewood Subdivision, situated in Section 35, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 90, Page(s) 10 in the office of the Chancery Court of DeSoto County, Mississippi.

Being the same property conveyed to grantor, Security Builders, Inc., herein by Warranty Deed of record at Book 489, Page 772, dated December 30, 2004, filed January 4, 2005, in the Chancery Clerk's Office of DeSoto County, Mississippi.